

**GOVERNMENT OF TELANGANA  
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of Land use from Open space use zone /Parks use zone to Residential use zone, in the part of House property bearing Municipal No. 5-9-1112/1, 5-9-1112/2 and common passage of house bearing No. 5-9-1112 of Gun foundry Hyderabad, to an extent of 259.61 sq.mts (site is getting affected under 60 feet wide proposed master plan road to an extent of 35.96 sq.mts and net passage area is 223.65 sq.mts) - Confirmation of Draft Variation - Notification - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT**

**G.O.Ms.No. 51**

**Dated: 14-03-2024**

**Read the following:-**

1. From the MC, HMDA, Lr.No:059228/HCA/CLU/U6/HMDA/27012023, Dated: 25.04.2023.
2. Minutes of CLU Committee held on 12.06.2023.
3. Govt. Memo No. 6637/Plg.I(1)/2023, Dated:17.08.2023.
4. From M.C., HMDA, the MC, HMDA, Lr.No:059228/HCA/CLU/U6/HMDA/27012023, Dated:04.10.2023.
5. Govt. Letter No. 6637/Plg.I(1)/2023,Dated: 07.10.2023
6. From M.C., HMDA, Lr.No:059228/HCA/CLU/U6/HMDA/27012023, Dated. 12.10.2023.

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**ORDER:**

The draft variation to the land use envisaged in the in the Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle -VIII (Old Circle-VI) vide G.O.Ms.No.363, MA & UD dt:21.08.2010, issued in Government Memo 3<sup>rd</sup> read above, was published in the extraordinary issue of the Telangana Gazette No.161, Dated:23.08.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have remitted conversion / Change of Land Use Charges of Rs.55,913/- (Rupees Fifty Five Thousand Nine Hundred and Thirteen Only) vide UPI transaction. No.UPI/P2A/328286296890, dt.09.10.2023. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

**NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Revised Development Plan (Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle -VIII (Old Circle-VI) vide G.O.Ms.No.363, MA & UD dt:21.08.2010, as required by sub-section (1) of the said section

**VARIATION**

The site in House property bearing Municipal No. 5-9-1112/1, 5-9-1112/2 and common passage of house bearing No. 5-9-1112 of Gunfoundry Hyderabad, to an extent of 259.61 sq.mts (site is getting affected under 60 feet wide proposed master plan road to an extent of 35.96 sq.mts and net passage area is 223.65 sq.mts) which is presently earmarked for Open space/parks use as per the Revised Development Plan(Master Plan) of Erstwhile MCH Area (HMDA Core Area) for GHMC Circle -VIII(Old Circle-VI) vide G.O.Ms.No.363, MA & UD dt:21.08.2010 is now designated as Residential Use since the site is not part of any layout open space and it is private land, **subject to following conditions:**

- a) The applicant shall handover the 18 mts/60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.

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- b) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- c) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/ plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- d) The applicant shall comply all the conditions laid down in the GO MS.NO: 168, dt: 07.04.2012 and in the G.O.MS.No.363 dt:21-08-2010.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- f) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the CLU orders will be withdrawn without any notice.
- g) If there is any court case is pending in court of law, the applicant/developer shall be responsible for settlement of the same and if any court orders against the applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- h) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- i) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- j) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- k) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- l) CLU shall not be used as proof of any title of the Land
- m) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- n) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

#### **SCHEDULE OF BOUNDARIES**

North: Building belonging to NGO's Association  
South: Main Road  
East : Part of Pr. No. 5-9-1112/1 & 1112/2  
West : Neighbors Property

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**M.DANA KISHORE  
PRINCIPAL SECRETARY TO GOVERNMENT**

To  
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.  
The Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad.

**Copy to:**

The individual through the Metropolitan Commissioner,  
Hyderabad Metropolitan Development Authority, Hyderabad  
The Special Officer and Competent Authority,  
Urban Land Ceiling, Hyderabad. (in name cover)  
The District Collector, Sangareddy District.  
Sf /Sc.

**//FORWARDED BY ORDER//**

**SECTION OFFICER**